



Winyards View, Crewkerne TA18 8JA

welcome to

Winyards View, Crewkerne

A two bedroom semi-detached bungalow set in a favoured residential area and being sold with the benefit of NO ONWARD CHAIN!



Entrance Hall

Double glazed door to side. Cupboard. Airing cupboard. Access to loft. Fitted carpet. Telephone point. Radiator.

Living Room

16' 9" x 10' 10" plus door recess (5.11m x 3.30m plus door recess)
Front aspect double glazed window. Gas fire. Fitted carpet. TV point. Radiator.

Kitchen / Diner

10' 9" max x 10' 5" (3.28m max x 3.17m)
Front and side aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Cooker. Space and plumbing for washing machine. Boiler. Radiator.

Bedroom 1

11' 10" x 10' 10" plus door recess (3.61m x 3.30m plus door recess)
Rear aspect double glazed window. Two built-in wardrobes. Fitted carpet. Radiator.

Bedroom 2

10' 9" x 8' 6" (3.28m x 2.59m)
Rear aspect double glazed window. Sliding door to rear. Fitted carpet, Radiator.

Shower Room

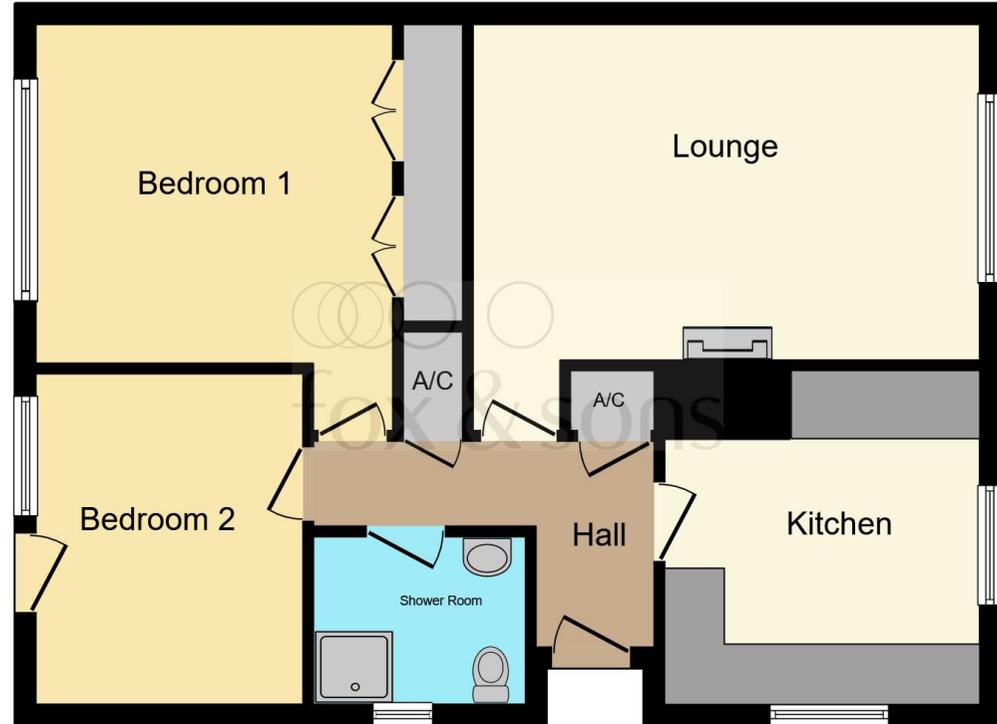
Side aspect double glazed window. Fitted with a shower cubicle, wash hand basin and WC. Tiled walls. Tiled floor. Towel heater.

Outside

At the front of the bungalow the garden is laid to lawn with a driveway providing parking and leading to the single garage. The enclosed rear garden is initially laid to patio leading onto a lawn with shrubs. There is also a garden shed.

Garage

16' 10" x 8' 6" max (5.13m x 2.59m max)
With up-and-over door, and power and light connected. Double glazed door to side into rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/CRK106228



welcome to

Winyards View, Crewkerne

- Semi-Detached Bungalow
- Two Bedrooms
- Gardens To Front And Rear
- Garage And Driveway Parking
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106228



Property Ref:
CRK106228 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk